



TOTARALANDS

Finished Specification

Site Address: Lot 6 Stingray Lane, Mangawhai

Date: 28th October 2020

Plan Name & Date :

162.2m²

Wind Zone:

High Wind Zone

Sea Spray Zone:

Class D

Soil Class:

M Class

Site Slope:

Flat

EXTERIOR

Foundation Type:

Concrete Slab

Exterior Cladding:

Wall Lining

Linea Oblique Staggered 200mm and 300mm Vertical Board

Gables

Linea Oblique Staggered 200mm and 300mm Vertical Board

Columns

Linea Oblique Staggered Vertical Board

Soffits

450mm Hardies Soffit

Roofing:

Roof Material

Metro Shake Satin Metal Tiles

Pitch

20 Degrees

Fascia & Gutter

Continuous Coloursteel

Downpipes

Marley RM80 Coloured

Joinery:

Entrance Door
 Entrance Door Hardware
 Colour Matched Hardware
 Jambs & Liners
 Obscured Glass
 Double Glazing

Bradnam's SR18 Grooved Aluminium Front Door
Yale Assure Digital Lock YRL256NRSN
Included
Painted
Stippolite - Bathroom & Ensuite
Included throughout except Garage

Garage Doors:

Door Type
 Remotes

Dominator Futura Smooth Sectional Door 2100H x 4800W
1x Wall Mount and 2x Portable

INTERIOR

Wall, Ceiling, & Lining:

Framing
 Wall Lining
 Ceiling Lining
 Stud Height
 Ceiling Battens
 External Corners
 Stopping
 Scotia
 Skirtings
 Wet Area Skirtings
 Architraves

Laserframe 90x45 H1.2 KD Timber Frame
Elephant Board 10mm
Elephant Board 10mm
2400
Timber
Goldline Round
Level 4 Paint Finish
Gib Cove 55mm
Beveled Pine 60mm
Tiled 100mm with Aluminium Trim
Beveled Pine 40mm

Wardrobe & Linen Shelving:

Included

Interior Doors:

Door Type
 Cavity Slider
 Door Stops
 Door Hardware
 Internal Garage Door
 Hardware Colour
 Privacy Lock

Humes Hollowcore Paint Quality 1980mm high x 810mm wide
Not Applicable
Miles Nelson 85mm Satin Chrome
Miles Nelson S Range
Passage Set
Satin Chrome
Bathroom & Ensuite

Wet Areas:

Walls
 Ceilings
 Tiled Showers

Bathroom, Ensuite, Laundry
Elephant Board 10mm Aqualine
Elephant Board 10mm Aqualine
Elephant Board 10mm Aqualine

Finishings:

Ceilings & Cornices
 Walls & Doors
 Jambs/Architraves/Skirtings
 Wet Areas

Paint Finish - Matt White
Paint Finish - Dulux Wash n Wear - Single Colour Allowance
Paint Finish - Enamel - Same Colour as Walls & Doors
Paint Finish - Enamel

Insulation:

Walls
 Ceilings
 Garage

Ecowool R2.2
Ecowool R3.6
Excluded

Tiles:

Walls
 Wall Tile Selected
 Bath Surround
 Bath Surround Tile Selected
 Above Vanities
 Kitchen Splashback
 Kitchen Splashback Tile

Laid in a Square Pattern. Excludes Moasics & Feature Tiles
Tiled Shower to 2100mm High Included in Ensuite only
Project White Tile 300 x 600 - PROWHG30X60
Tiled Bath Face/Cradle & Wall to 300mm high Included
Project White Tile 300 x 600 - PROWHG30X60
Excluded
Entire Length of Bench to Underside of Rangehood Included
Studio 100 x 300mm White STUWHG10x30

Kitchen Area:

Tapware
 Water Feed to Fridge

Refer to Plan Attached
LeVivi Aspen Sink Mixer
Excluded

Appliances:

Dishwasher
 Ceramic Hob
 Oven
 Concealed Power Pac

TBD Bosch or Fisher & Paykel
TBD Bosch or Fisher & Paykel
TBD Bosch or Fisher & Paykel
BPP152L

Bathroom:

Shower
 Shower Model Number
 Shower Mixer
 Shower Rose
 Vanity
 Vanity Colour
 Basin Mixer
 Mirror
 Toilet
 Toilet Roll Holder
 Bath
 Bath Mixer
 Bath Spout
 Towel Rail
 Heat/Fan/Light

Clearlite Cezanne 1000 x 1000 Round Moulded Wall Bright
1CZ2B11MCRX
Methven Glide Shower Mixer GLHPSCP
Methven Futura FU Satinjet Slide Rail Shower FU2011CP
Newtech Frank 750mm Wall Hung- 9000
White Gloss
Methven Glide Basin Mixer GLBCP
Newtech Westfield 750 x 700mm Mirror - 9083
Newtech Sienna Back to Wall Suite - 8010
Heirloom Centro Fixed Toilet Roll Holder YCTRNF
Newtech Frank Drop in Bath 1700mm - 7812
Methven Glide Shower Mixer GLHPSCP
Methven Glide Wall Mounted Spout GLSPWBTCP
Newtech Evoke 4 Bar Heated Towel Ladder - CL120
Manrose 3n1 Heat Fan Light

Ensuite:

Shower
 Shower Model Number
 Shower Mixer
 Shower Rose
 Vanity
 Vanity Colour
 Basin Mixer
 Mirror

Clearlite Cezanne 1000 x 1000 Round Tiled Wall Bright
1CZ2B11RTLX
Methven Glide Shower Mixer GLHPSCP
Methven Futura FU Satinjet Slide Rail Shower FU2011CP
Newtech Frank 750mm Wall Hung - 9000
White Gloss
Methven Glide Basin Mixer GLBCP
Newtech Westfield 750 x 700mm - 9083

Toilet
Toilet Roll Holder
Towel Rail
Heat/Fan/Light

Newtech Sienna Back to Wall Suite - 8010
Heirloom Centro Fixed Toilet Roll Holder YCTRNF
Newtech Evoke 4 Bar Heated Towel Ladder - CL120
Manrose 3n1 Heat Fan Light

Laundry:
Laundry Tub

Robinhood ST3101 Supertub

Hot Water:
Electric

Rinnai Cooper SS 180L MP 3kw Cylinder

Outside Taps:

2x Included

Ceiling Hatch:

Included

Heat Pump:
Internal Unit Placement
External Unit Placement

Gree Lomo 5.3kw - GWH18QD Included
End wall of lounge
Back to Back placement

ADDITIONAL INCLUSIONS

Floor Coverings:

Tiles
Areas

Laid in Square Pattern. Excludes Moasics and Feature Tiles
Bathroom, and Ensuite

Alpine Flooring:

Type of Alpine
Areas

Tile Warehouse - European Oak 17A01
Entrance, Living, Kitchen, Dining incl Pantry and Study Nook

Carpet

Type of Carpet
Underlay
Areas

Malmo 33oz SDN
11mm, 120kg High Density Foam
Bedrooms and Hallway incl Robes and Cupboards

Garage Carpet

Excluded

Attic:

Attic Stairs
Attic Trusses

Excluded
Excluded

EXCAVATIONS & SITE PREPARATION

Drainage:

Drainage/Stormwater
 Septic Design
 Grinder Pump
 Firefighting Attenuation

Included
Not Required
Excluded
Included

Water Tanks x1
 Water Pump
 Pump Cover
 Temporary Water Supply

Concrete 22,500L Fully Burried
Submersible Included
Not Required
Westmoreland Homes Ltd

Exterior Concrete:

Driveway/Paths/Patio Concrete
 Vehicle Crossing
 Vehicle Crossing Application

Standard Grey Concrete Included 70m2
Not Required
Not Required

EXTERIOR Colour Scheme

Cladding 1	
Type	Linea Oblique Vertical Staggered 200 & 300mm Boards
Finish	Resene
Colour	Resene Double Foundry

Cladding 2	
Type	
Finish	
Colour	

Cladding 3	
Type	Not Applicable
Finish	
Colour	

Columns/Posts	
Type	Glulum Post
Finish	Linea Oblique
Colour	Resene Double Foundry

Exposed Trusses	
Type	Not Applicable
Finish	
Colour	
Finish of S/Steel fixings (ie. Painted)	
Colour of fixings (if painted)	

Roof Cladding

Type	Metro Metal Tiles
Profile	Shake Satin
Colour	Ebony
Ridge Flashing <i>(priced for standard)</i>	Ebony

Gutter	
Type <i>(plastic, metal)</i>	Continuous Colorsteel
Profile <i>(if plastic)</i>	Not Applicable
Colour	Ebony

Down Pipes	
Type	Marley Coloured
Colour	Black

Fascia	
Type	Colorsteel Continuous
Colour	Ebony

Entry Door	
Model #	Bradnams SR18 Entrance Door
Colour	Textura
Pull Handle	Not Applicable
Pull Handle & lock position on door	Not Applicable
Entry Door Hardware	Yale Assure Digital Lock YRL256NRSN

Garage Door	
Type	Dominator
Profile	Futura Smooth
Colour	Ebony

Joinery	
Type	Bradnams Standard
Profile	Residential
Colour	Textura
Cat Door & Location	Not Applicable

Glazing	
Type <i>(standard, Low E, etc)</i>	Standard
Tint colour	Not Applicable
Obscure Glass style	Stippolite
Obscure to What Rooms?	Bathroom & Ensuite

Soffits	
Type	Hardies 450mm Wide
Direction of Grooves <i>(only if Plywood)</i>	Not Applicable
Finishing Lines <i>(ie, 75x50) (only if Plywood)</i>	Not Applicable
Colour	White

Garage Surround Colour	TBA
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Water Tank	
Type (<i>plastic or concrete</i>)	Concrete Buried 25,000l
Colour (<i>if plastic</i>)	

Pump Cover	
Type	Not required. Submersible pump
Colour	

INTERIOR Colour Scheme

Painting Finish for 2 Colour System	
Ceiling/Cornice	White
Walls	Resene 1/4 Cloud
Feature Walls	Not Applicable
Doors	Resene 1/4 Cloud
Architraves/Jambs	Resene 1/4 Cloud
Skirting	Resene 1/4 Cloud
Wallpaper	Not Applicable

Floor Coverings - Living Areas	
Entrance	Tile Warehouse Alpine Flooring - European Oak 17A01
Laundry	Tile Warehouse Alpine Flooring - European Oak 17A01
Kitchen	Tile Warehouse Alpine Flooring - European Oak 17A01
Dining	Tile Warehouse Alpine Flooring - European Oak 17A01
Hall	Malmo Berlin 33oz SDN - Luster
Storage	Tile Warehouse Alpine Flooring - European Oak 17A01
Living	Malmo Berlin 33oz SDN - Luster
Media Room	Not Applicable
Bedrooms	Malmo Berlin 33oz SDN - Luster
Garage	Natural Concrete
Stairs	Not Applicable
HWC	Malmo Berlin 33oz SDN - Luster
Under Stairs Cupboard	Not Applicable
Tiling Grout Colour	Not Applicable

Floor & Wall Coverings Bath, Ensuite, WC	
Bathroom Flooring	Bellinghen Charcoal Matt Tile 600 x 600
Bathroom Walls (<i>paint or tiled</i>)	Paint
Height of Tiled Walls if required	Not Applicable
Above Bath & Surround (<i>Tile choice</i>)	Project White Tile 300 x 600 - PROWHG30X60
Height of Tiled Bath Surround if required	300mm

Bath face (Acrylic or tile)	Project White Tile 300 x 600 - PROWHG30X60
Shower Floor (Acrylic or tile)	Acrylic
Shower Walls (Acrylic or tile)	Acrylic
Height of Tiled Walls if required	Not Applicable
Above Vanity (Paint or tile)	Paint
Height of Tiles above Vanity if re	Not Applicable
Foot Rest Yes/No	Not Applicable
Shampoo Niche Yes/No	Not Applicable
Tiling Grout Colour	Grey - Tiler to confirm shade

Ensuite Flooring	Bellingen Charcoal Matt Tile 600 x 600
Ensuite Walls (Paint or tiled)	Paint
Height of Tiled Walls if required	Not Applicable
Above Ensuite Bath & Surround (Not Applicable
Height of Bath Surround if requi	Not Applicable
Bath Face (Acrylic or tile)	Not Applicable
Shower Walls (Acrylic or tile)	Project White Tile 300 x 600 - PROWHG30X60
Height of Tiled Walls if required	2100mm
Shower Floor (Acrylic or tile)	Acrylic
Above Vanity (Paint or tile)	Paint
Height of Tiles above vanity if re	Not Applicable
Foot Rest Yes/No	Not Applicable
Shampoo Niche Yes/No	Not Applicable
Tiling Grout Colour	Grey - Tiler to confirm shade

Separate WC Flooring	Not Applicable
Separate WC Walls (Paint or tiled)	Not Applicable
Above Vanity (Paint or tile)	Not Applicable
Tiling Grout Colour	Not Applicable

Bathroom Fixtures	
Shower	Clearlite Sierra 1000x1000 Moulded wall
Frame Colour	Bright
Model #	1CZ2B11MCRX
Shower Mixer	Methven Glide GLHPSCP
Shower Mixer Position	Master Bedroom Wall
Shower Rose/ Slide Shower	Methven Futura FU Satinjet Slide Rail FU2011CP
Shower Rose/Slide Shower Posit	Master Bedroom Wall
Vanity Style	Newtech Frank 750mm Wall Hung
Colour	White Gloss
Model #	9000
Basin Tap	Methven Glide GLBCP
Basin Tap position (if not pre-drilled)	Pre-drilled
Mirror Style	Newtech Westfield Mirror 750 x 700mm

Colour	Not Applicable
Model #	9083
Toilet Style	Newtech Sienna back to wall suite
Model #	8010
Toilet Roll Holder	Heirloom Centro fixed toilet roll holder
Model #	YCTRF
Bath Style	Newtech Frank 1700mm Drop in
Colour	White
Free Standing Yes/ No	No
Model #	7812
Bath Mixer	Methven Glide GLHPSCP
Bath Mixer Position on Wall	Centre of Back Wall
Bath Spout	Methven Glide GLSPWBTCP
Bath Spout Position on Wall	Centre of Back Wall
Towel Rail	Newtech Evoke Heated Round Towel Ladder
Model #	CL120
Tower Cabinet Style	Not Applicable
Colour	
Door Hinging Left or Right Hand	
Model #	

Ensuite Fixtures	
Shower	Clearlite Cezanne Tiled Wall Shower 1000 x 1000
Frame Colour	Bright
Model #	1CZ2B11RTLTX
Shower Mixer	Methven Glide GLHPSCP
Shower Mixer Position	Exterior Wall
Shower Rose / Slide Shower	Methven Futura FU Satinjet Slide Rail FU2011CP
Shower Rose/ Slide Shower Position	Exterior Wall
Vanity Style	Newtech Frank 750mm Wall Hung
Colour	White Gloss
Model #	Frank 750mm
Basin Mixer	Methven Glide GLBCP
Basin Mixer Position (if not pre-drilled)	Pre-Drilled
Mirror Style	Newtech Westfield 750 x 700mm
Colour	Not Applicable
Model #	9083
Towel Rail	Newtech Evoke 4 Bar Round Heated Towel Ladder
Model #	CL-120
Toilet Style	Newtech Sienna Back to Wall Toilet Suite
Model #	8010

Toilet Roll Holder	Heirloom Centro Fixed
Model #	YCTRNF
Bath Style	Not Applicable
Colour	
Free Standing Yes/ No	
Bath Mixer	
Bath Mixer Position	
Bath Spout	
Bath Spout Position	
Tower Cabinet Style	Not Applicable
Colour	
Door Hinging Left or Right Hand	
Model #	

Interior Doors/Handles	
Door Type	Miles Nelson
Door Handles Style	Sara
Back Plate Round or Square	Round
Door Handle Colour	BN/Chrome
Cavity Slider Flush pull Type	Not Applicable
Model # for Flush Pulls	Not Applicable

Kitchen	
Benchtop Style	Silstone Engineered Sto+B347:G381ne
Colour	White Storm
Edge Finish	Square Edge
Doors Style	Melamine
Colour	TE White
Finish	Natural
Kick Board Colour/Height	TE White

Handles Style	Estrata 4021, 240mm
Colour	BN
Model #	Estrata 4021, 240mm

Sink Style	Undermounted
Colour	
Model #	ELGQ105

Tap Model	LeVivi Aspen Sink Mixer
Left/Centre/Right to be drilled	Centre
Filter Tap Position	Not Applicable
Insinkerator Airswitch Position	Not Applicable

Splashback	
Reflections	
Glass	
Tiled	Studio White Gloss 100 x 300 - STUWHG10X30
Tiling Grout Colour	Grey - Tiler to confirm shade
Splash Back Mark Up Plan	Length of Benchtop to underside of shelves

Pantry	
Benchtop Style	Formica HPL 30mm
Colour	White
Edge Finish	Square

Doors Style	Same as kitchen
Colour	
Finish	
Kickboard Colour/Height	

Handles Style	Same as kitchen
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